

# 2005 Guide To Subsidized Housing



*Life*

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First Service Counselors are available  
Mon., Tues., Thurs., & Fri. 9:00am - 4:00pm  
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Wednesdays, 12:30pm - 4:00pm

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## ***Answers About Subsidized Housing***

### ***What is subsidized housing?***

Subsidized housing is a federal program designed to reduce the rental housing costs for low-income individuals and families. The government pays a portion of the rent to the landlord for eligible households.

### ***Who qualifies?***

Qualified individuals are 62 years or older, and/or disabled. A married couple qualifies as long as one spouse meets the age and/or disability requirement.

### ***What are the income guidelines?***

\*There are three sets of annual income guidelines:

Extremely low:     \$13,500 for an individual  
                              \$15,450 for a couple

Very Low Income: \$22,500 for an individual  
                              \$25,700 for a couple

Low Income:         \$36,000 for an individual  
                              \$41,150 for a couple.

Check with Lincoln Housing Authority for latest figures.

### ***What is considered income?***

Income is defined as Social Security, Railroad Retirement, private pensions, wages, and interest on savings or investments. There is no limit on the total amount of financial assets per person.

### ***How much rent will be charged?***

The rental amount is approximately 30% of total annual income, after deducting out-of-pocket medical expenses for the past year.

### ***Are utilities included in the rent?***

In some subsidized units, the utilities are included in the monthly rent. In others, the tenant has to pay, but the amount of rent is reduced to defray some of the cost of utilities.

\* Please note that the specific information contained in this guide, such as names, telephone numbers, and dollar amounts, are current as of March, 2005 and are subject to change.

## **Lincoln Housing Authority Apartments**

**5700 "R" Street  
Lincoln, NE 68505  
(402) 434-5500**

**Office hours are Monday through Friday, 8:00 a.m. - 4:30 p.m.**

**Lincoln Housing Authority owns and manages two buildings exclusively for senior citizens: Burke Plaza and Mahoney Manor. Applications are made through Lincoln Housing Authority. No Section 8 certificate is required to live in these housing units.**

**Burke Plaza  
6721 "L" Street  
Lincoln, NE 68510**

**Contact:  
Lincoln Housing Authority  
434-5500**

**90 one-bedroom units**

**One year lease, deposit required**

**Age limit is 62 years or disabled (Persons 62 years and older have priority)**

**Paid utilities**

**Laundry facilities**

**Elevator**

**Pets permitted, deposit required**

**Community room**

**On bus route**

**Income guidelines: \$36,000 individual**

**\$41,150 couple**

**This complex frequently has a waiting list.**

**Mahoney Manor  
4241 North 61st St  
Lincoln, NE 68507**

**Contact:  
Lincoln Housing Authority  
434-5500**

**120 efficiency, one-bedroom, and two-bedroom units**

**One year lease not required; 15-day notice; \$150 deposit**

**Age limit is 50 years and older (Persons 62 years and older have priority)**

**Paid utilities**

**Laundry facilities**

**Elevator**

**Pets permitted, deposit required**

**Community room**

**Income guidelines: \$36,000 individual**

**\$41,150 couple**

## Section 8 Program

Lincoln Housing Authority administers the Section 8 Program. Under this program, you apply for a Section 8 voucher that proves your eligibility for the subsidy, and permits you to select and negotiate for your own rental unit in the community. Housing Choice vouchers are issued for apartments, houses, and mobile homes. Your family size determines the voucher need. There is a waiting list. Section 8 Program uses income guidelines of \$22,500 for an individual and \$20 for a couple.

Lincoln Housing Authority - 434-5500

### Private Apartments Accepting Section 8 Vouchers

**Aspen Haus**  
1500 Knox  
Lincoln, NE 68521

**Contact:**  
US Property Management  
475-8776

30 one-bedroom and two-bedroom units  
4 units are wheelchair accessible  
One year lease, deposit required  
Age limit is 62 years or older  
Tenant pays electricity (units are all-electric)  
Laundry facilities  
Elevator

Pets permitted; fish or up to 2 birds

Community room

Garages

On bus route

Income guidelines: \$22,500 one-bedroom  
\$25,700 two-bedroom

Rent without subsidy is available, call for current amounts

**Capitol Hill**  
1801 "J" Street  
7036  
601 South 18th St  
Lincoln, NE 68508

**Contact:**  
Will/Pam Wilson 477-  
7036

**Bruce Comey 476-6829**

43 one-bedroom units in each building; 86 units total

One year lease, deposit required

Age limit is 55 years or older

Paid utilities

Laundry facilities

Elevator; steps into building, but ramp is

available

No pets permitted

Community room; storage

On bus route

Income guidelines \$22,500 individual  
\$25,700 couple

Rent without subsidy is available, call for current amounts

**Crossroads House**  
1000 "O" St  
Authority  
Lincoln, NE 68508

**Contact:**  
Lincoln Housing  
434-5500

58 one-bedroom units

3 units are wheelchair accessible

6-month or one year lease, deposit required

Age limit is 55 years or older

Paid utilities

Laundry facilities

Elevator

Cats allowed, \$300 deposit

Community room

Parking available \$25 monthly

On bus route

Income guidelines: \$27,000 individual  
\$30,840 couple

Rent without subsidy is available, call for current amounts

**Charles Senior Housing**    **Contact:**  
**1933 "G" St**                    **Bob Brockmeyer**  
**Lincoln, NE 68510**           **Cell: 730-3496**  
   **9:00 - 5:00**

38 one-bedroom units  
5 units are wheelchair accessible  
One year lease, 1 month rent deposit required  
Age limit is 62 years or older  
Tenant pays electricity (units are all-electric)  
Laundry facilities  
Elevator  
Cats are permitted  
Community room; security system  
On bus route  
Income guidelines:    \$22,500 individual  
                                     \$25,700 couple  
Rent without subsidy is available, call for current amounts

**Lincoln Manor**                    **Contact:**  
**2626 North 49th St**               **Jackie Fieselman**  
**Lincoln, NE 68504**               **466-6213**

26 efficiency, 27 one-bedroom, and 2 two-bedroom units  
One year lease, deposit of one month's rent required  
Age limit is 62 years (or younger disabled)  
Paid utilities  
Laundry facilities  
Elevator  
Small pets permitted, \$100.00 deposit required  
Community room  
On bus route  
Income guidelines:    \$22,500 individual  
                                     \$25,700 couple  
Rent without subsidy is available, call for current amounts  
This complex frequently has a waiting list

**Mercy Western Manor**           **Contact:**  
**2210, 2130, 2200, &**               **Marsha Detmer**  
**2300 West "Q" Street**           **477-3512**  
**Lincoln, NE 68528**

81 one-bedroom and two-bedroom units  
30-day lease, deposit required  
Age 19 and older  
Tenant pays electricity; tenant receives electricity allowance  
Laundry facilities  
Stairs  
No pets permitted  
On bus route  
Income guidelines:    \$22,500 individual  
                                     \$25,700 couple  
Rent without subsidy is available, call for current amounts  
This complex frequently has a waiting list

**Portia Place Townhomes**           **Contact:**  
**3401-3539 Portia Street**               **US Property Mngmnt**  
**Lincoln, NE 68521**                       **475-8776**

Ages 19 and older  
32 two-bedroom, three-bedroom, and four-bedroom units, 4 handicapped accessible units  
Deposit required  
Tenant pays gas and electricity; Portia pays water and trash  
Washer and dryer hookups  
Stairs  
Attached garages  
Income guidelines:    \$36,000 two-bedroom  
                                     \$41,150 three-bedroom  
Rent without subsidy is available, call for current amounts

**President/Ambassador**               **Contact:**  
**1330 and 1340 Lincoln Mall**           **Concord Mngmnt**  
**Lincoln, NE 68508**                       **476-0086**

**Resident  
Manager  
474-4606**

**56 efficiency and 28 one-bedroom units  
5 units are wheelchair accessible  
One year lease, \$225 deposit required  
Paid utilities  
Laundry facilities  
Elevator  
No pets permitted  
Community room  
On bus route  
Income guidelines:   \$22,500 individual  
                              \$25,700 couple  
Rent without subsidy is available, call for  
current amounts**

<b>Rudge Memorial 1810 "E" Street Lincoln, NE 68508</b>	<b>Contact: Bob Brockmeyer Cell :730-3496</b>
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**35 one-bedroom units  
One year lease, deposit required of \$250  
Age limit is 62 years  
Paid utilities  
Laundry facilities  
Elevator  
Small pets allowed; list of allowed pets  
available; \$100 deposit required  
Community room  
On bus route  
Rent without subsidy is available, call for  
current amounts**

<b>Other Apartments in Lincoln</b>
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**The following apartment buildings are also subsidized through the federal government. If you are interested in renting, please call the contact listed. You do not need to contact Lincoln Housing Authority to rent any of the following apartments.**

<b>Elizabeth Stabler 2000 North 28th St Mngmnt Lincoln, NE 68503</b>	<b>Contact: US Property 475-8776</b>	<b>Paid utilities Laundry facilities Elevator Pets permitted Community room Income guidelines:   \$36,000 individual                               \$41,150 couple</b>
<b>27 efficiency and one-bedroom units 2 units are wheelchair accessible One year lease Age limit is 62 years or mobility impairment only</b>	<b>Fairfield West Townhouses 231 Fairfield</b>	<b>Contact: US Property</b>

**Mngmnt**  
**3621 N. 3rd &**  
**3741 Chadd Ct.**  
**Lincoln, NE 68521**

**475-8776**

**Ages 19 years and older**  
**50 two-bedroom and three-bedroom units,**  
**4 handicapped w/ ramp**  
**Lease and deposit required**  
**Tenant pays gas and electricity**  
**Washer and dryer hookups**  
**Stairs**  
**On bus route**  
**Attached garages**  
**Income guidelines:   \$22,500 individual**  
**\$25,700 couple**  
**This complex frequently has a waiting list**

**Garden Apartments**  
**3500 and 3512 Portia**  
**Mngmnt**  
**Lincoln, NE 68521**

**Contact:**  
**US Property**  
**475-8776**

**Ages 19 years and older**  
**23 one-bedroom and two-bedroom units, 1**  
**handicapped, lower level**  
**One year lease, deposit required**  
**Tenant pays gas and electricity**  
**Laundry facilities**  
**Stairs**  
**Small pets permitted; 2 birds or fish**  
**accepted**  
**On bus route**  
**Income guidelines:   \$36,000 individual**  
**\$41,150 couple**  
**This complex frequently has a waiting list**

**Glenbrook Townhouses**  
**1600 Knox Street &**  
**Mngmnt**  
**3458 Portia Street**  
**Lincoln, NE 68521**

**Contact:**  
**US Property**  
**475-8776**

**Ages 19 years and older**  
**90 two-bedroom and three-bedroom units**  
**Lease and deposit required**  
**Tenant pays gas and electricity**  
**Washer and dryer hookups**  
**Stairs**  
**On bus route**  
**Income guidelines:   \$36,000 individual**  
**\$41,150 couple**  
**This complex frequently has a waiting list**



**Mercy North Glen**  
1501 and 1503 Knox St  
3205, 3303, 3305, 3307,  
3235, and 3237 Portia  
Lincoln, NE 68521

**Contact:**  
**Marsha Detmer**  
477-3512

One-bedroom and two-bedroom units  
One year lease, deposit required  
Tenant pays gas and electricity  
Laundry facilities  
Stairs  
Small pets permitted; 2 birds or fish  
accepted only  
On bus route  
Income guidelines: \$22,500 individual  
\$25,700 couple  
Rent without subsidy is available, call for  
current amounts  
This complex frequently has a waiting list

**LEW Housing for the Elderly**      **Contact:**  
1700 "J" Street      **US Property**  
Mngmnt  
Lincoln, NE 68508      475-8776 or  
Resident Manager  
474-4003 Julie Wynegar

105 one-bedroom units  
One year lease, deposit required  
Age limit is 62 years or older  
Paid utilities  
Laundry facilities  
Elevator  
One small pet is permitted  
Community room  
Free surface parking available, \$25.00  
underground parking only  
On bus route  
Income guidelines: \$36,000 individual  
\$41,150 couple

**Malone Manor**      **Contact:**  
737 North 22nd St      **Kim Brown**  
Lincoln, NE 68503      476-8895

Age limit 62, or disabled  
50 one-bedroom units  
5 units are wheelchair accessible  
One year lease, 30-day notice, deposit  
required  
Paid utilities  
Laundry facilities  
Elevator  
Pets are permitted  
On bus route  
Community room  
Income guidelines: \$22,500 individual  
\$25,700 couple  
This complex frequently has a waiting list

**Huntington Park**      **Contact:**  
4000 Huntington      **Del Dearborn** 466-7515  
Lincoln, NE 68504      **Tues., Thu., Fri.,**  
8:00am-12:00pm

40 one-bedroom and 2 two-bedroom units  
4 units are wheelchair accessible  
One year lease, 30-day notice, deposit  
required  
Tenant pays utilities; tenant receives  
utilities allowance  
Laundry facilities  
Elevator  
Pets are permitted - Deposit required  
On bus route  
Community room  
Income guidelines: \$22,500 individual  
\$25,700 couple

**Plaza V**      **Contact:**  
705 South 18th Street      **Ann Galloway, 477-9526**  
Lincoln, NE 68508      **Mobile Phone, 890-5455**

33 one-bedroom and two-bedroom units  
One year lease, deposit required  
Age limit is 62 years or older  
Paid utilities  
Laundry facilities  
Elevator  
Pets permitted; fish or birds

On bus route  
Parking; covered or uncovered available  
Non-smoking units are available  
Income guidelines:

\$22,500 individual  
\$25,700 couple

Tabitha Village  
841 & 843 South 47th St  
Lincoln, NE 68510

Contact:  
Roger Hill  
486-8595

112 one-bedroom units and 16 two-bedroom cottages  
Lease and deposit required  
Age limit is 62 years or older  
Paid utilities  
Laundry facilities  
Elevator  
On bus route  
Pets permitted; list of allowed pets available, deposit required  
Income guidelines: \$22,500 - Individual  
\$25,700 - Couple  
This complex frequently has a waiting list

Union Manor Apartments  
5211 Calvert Street  
Crawford  
Lincoln, NE 68506

Contact:  
Cheryl  
483-4504

56 one-bedroom units  
6 units are wheelchair accessible  
One year lease; deposit required  
Age limit is 62 years or older  
Paid utilities  
Laundry facilities  
Elevator  
Pets permitted; list of allowed pets available  
Community room  
On bus route  
Income guidelines: \$22,500 individual  
\$25,700 couple  
This complex frequently has a waiting list

The Raymond Phillips Senior Manor  
2951 North 5th Street  
Lincoln, NE 68521  
Contact: US Property Management  
475-8776

21 one-bedroom units  
2 units are wheelchair accessible  
One year lease; deposit required  
Age limit is 62 years or mobility impaired only  
Paid utilities  
Laundry facilities  
No stairs or elevator; facility is all on one level  
Pets permitted  
Income guidelines: \$36,000 individual  
\$41,150 couple  
This complex frequently has a waiting list

Walter Apartments  
5501 Sea Mountain Road  
Payne  
Lincoln, NE 68521

Contact:  
Elizabeth  
435-3632

100 one-bedroom units  
4 units are wheel chair accessible throughout  
Lease and deposit required  
Age limit is 62 years or older  
Paid utilities  
Laundry facilities  
Elevator  
Pets permitted; list of allowed pets available  
Community room  
On bus route  
Income Guidelines: \$22,500 - Individual  
\$25,700 - Couple  
This complex frequently has a waiting list



<b>Other Apartments Outside of Lincoln</b>
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**Hickman Elderly Housing  
100 Fence Rock Court  
Hickman, NE 68372**

**Contact:  
Taryn Long  
489-2333**

**22 one-bedroom units  
2 units are wheelchair accessible  
One year lease; deposit required  
Age limit is 62 years or older  
Paid utilities  
Laundry facilities  
No stairs or elevator; facility is all on one level  
One small pet permitted  
Income guidelines:   \$22,500 individual  
                              \$25,700 couple**

**North Meadows  
11141 North 137th Street  
Waverly, NE 68462**

**Contact:  
Philmoore Company  
(402)496-1376 (Omaha)**

**14 one-bedroom units, 8 two-bedroom units  
One year lease  
Age limit is 62 and older or younger disabled  
Tenant pays electricity and gas  
Laundry facilities  
No stairs or elevators; facility is all on one level  
One small pet permitted; deposit required  
Income guidelines:   \$36,000 individual  
                              \$41,150 couple**

### **Checklist can help guide decision to move**

Should I stay or should I move? That's a question many older people ask at some point. If you find yourself there, you probably already know that making a decision can be difficult.

Housing consultants strongly recommend that you consider many factors before moving. First, ask yourself what it is that you really want. Do you have health problems that limit your choices? Do you need to live close to relatives and friends?

Moving from a home that you've lived in for years can be an emotional experience. It's best to weigh all the factors carefully before making your decision. Here are some questions that can help:

#### **Know what you really want**

- ◆ Do you prefer living in a rural, suburban, or urban area? Do you want to stay in the neighborhood you're now in? Is it safe?
- ◆ How important is it to live near public transportation, a grocery store, a drug store, and other frequent destinations?
- ◆ Do you need or want to live close to friends and relatives?
- ◆ If you stay in your current home, will you use all the space you have?
- ◆ If you move, do you want to live in housing that's built exclusively for older people? Or do you want to live in housing for people of all ages?

#### **Health/social concerns**

- ◆ Do you have health problems or physical limitations that make staying in your current residence difficult? How much maintenance can you handle? Does your home make you feel tied down?
- ◆ If you stay where you are, can you get more help from family members, neighbors, and friends?
- ◆ Can you do things to your home to make it more livable, such as adding grab bars, or remodeling your bathroom or kitchen?
- ◆ If you stay in your current home, will you be able to get out as often as you wish? Do your neighbors represent a support system to you?
- ◆ If you stay in your home but can't get out, will you be visited often enough by friends and relatives? If not, will you be able to obtain visits from senior companions or other volunteers?
- ◆ Are your friends or family worried about you staying in your current home? What do they suggest? What would you be forced to leave behind if you moved into senior housing?

## **Finances**

- ◆ **How much are you currently spending on housing, including mortgage payments, insurance, utilities, and property taxes? How much are you willing to spend in another location?**
- ◆ **If you move, do you want to rent or own your housing unit?**

## **When touring a building**

**If you decide to move and plan to tour senior housing, here are some questions to consider on your visit:**

- ◆ **Do you like the location or the neighborhood?**
- ◆ **Is there adequate parking? Is a garage unit available if you need one?**
- ◆ **Is the general atmosphere of the building warm and pleasant? Are staff members or the manager easy to talk to?**
- ◆ **What amenities - such as library, exercise room, crafts room, beauty/barber shop, chaplaincy or convenience store are important to you? Are these amenities offered in separate rooms?**
- ◆ **If there a variety of activities fo you to participate in?**
- ◆ **Are there extra storage areas?**
- ◆ **Do the hallways have good lighting and is it easy to use them?**
- ◆ **Does the living unit you're considering provide you with adequate privacy? Do the unit's design features fit your needs - for example, wide doors? Is there an emergency call system in the unit? Are there plenty of storage areas? Is there adequate counter and shelf space in the kitchen?**
- ◆ **How many, if any, meals are served? Are meal choices offered and special diets accommodated?**
- ◆ **Does the building offer special transportation for shopping or medical appointments?**
- ◆ **Are housekeeping and laundry services available? Are on-site home-health services available? What are the charges for extra services?**
- ◆ **If you have a pet, are pets permitted? If you like to garden, are there garden plots available?**
- ◆ **Is there a resident council through which you can have a means of voicing your views on the management of the building?**
- ◆ **Who is the sponsor/owner/management company? Are you familiar with the company? Does it have a solid reputation for providing quality housing?**

- ◆ What are the initial costs? Is there an entrance fee or deposit, and is it refundable?
- ◆ What are the ongoing costs? What are the monthly payments? What do those payments cover?

Further Assistance?

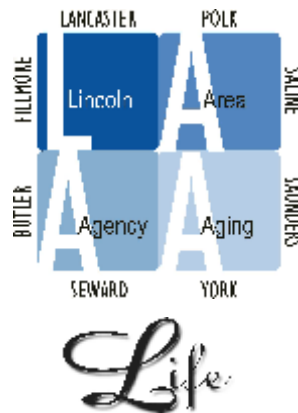
Do you have additional questions or concerns?  
Do you need assistance?

Please call us!

**LIFE is a publicly funded human service organization which specializes in aging, elder care, and retirement concerns. We serve older people, families, and the public.**

**LIFE welcomes opportunities to answer questions about the Lincoln Area Agency on Aging and benefits. We can help you select and arrange services. Our specially trained counselors can discuss personal circumstances and share over 25 years of experience.**

If we can be of further assistance, please call



**402-441-7070**  
**or call toll-free 800-247-0938**